

Senate Bill 13-183 Fact Sheet

Senator Morgan Carroll

BACKGROUND

In 2005, the General Assembly passed SB-100, which protected the rights of Coloradans living in common interest communities to landscape their property using drought-resistant and water-saving practices (known as Xeriscaping). SB-100 prohibited homeowners' associations (HOAs) from requiring that a member's yard be covered "exclusively or predominantly" by water-intensive turf grasses.

THE PROBLEM

- Colorado is in the midst of the worst drought since 1977, a drought predicted to persist or intensify in coming years.
- More than 80% of Colorado's ground and surface water begins as snowpack, while statewide snowpack remains more than 30% below 30-year averages.
- Colorado ranks fifth-highest in the nation in water use, consuming more than 240 gallons per person per day. In municipalities, half of this water is used outdoors.
- Kentucky Blue Grass requires at least 162 gallons of water per yard per year, or 45,000 gallons per year for a 50' x 50' lawn.
- Even after SB-100, HOAs may require residents to cover up to half of their property in water-intensive turf grasses, like Kentucky Blue Grass.
- With 853,542 families, or roughly 2.1 million Coloradans, living in HOAs, immense quantities of water are wasted by such property requirements.

WHAT SB-183 DOES

SB 13-183 defends the rights of Colorado homeowners to Xeriscape their property as they choose by declaring that any restrictions on drought-resistant landscaping are not enforceable. HOAs would still be able to consent with the homeowner on planning and design, but homeowners would be protected from fines levied for their compliance with local drought-control and water-saving ordinances

BENEFITS OF SB-183

- Proper Xeriscaping techniques can result in up to 80% water savings for the average homeowner.
- By switching from a standard Kentucky Blue Grass landscape to a Xeriscape for a 50' x 50' plot, a single family can save more than 36,000 gallons of water every year.
- If homeowners took full advantage of SB-183, the resulting water saved could cover the field at Sports Authority Stadium to a depth of 30 miles!

**Please protect Colorado homeowners and conserve our water by voting YES on
Senate Bill 13-183**